

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /
WESTCHESTER TOWN CENTER BID
BOARD OF DIRECTORS**

MEETING MINUTES

**Thursday, May 15, 2014
Meeting Location: Conference Room
8929 S. Sepulveda Boulevard #130
Westchester, CA 90045**

*In attendance: Board Members – Davis, Lemmon, Payne, Ruhlen
Staff – Duckworth
Guest – Lisa Trifiletti, Steve Rhodes, Omar Pulido, Joseph Palombi,
Thomasz Babizkiewicz, Julio Penaloza*

Meeting called to order at 10:20 AM by Acting President John Ruhlen

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS

This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

None.

3. APPROVAL OF MINUTES – February 13, 2014 and March 20, 2014 (Annual Meeting)

Board Member Lemmon noted that she was in attendance at the February 13, 2014 WBIA Board Meeting and that the Minutes as presented should be corrected accordingly.

After discussion, Motion Davis; 2nd Payne: "The WBIA Directors hereby approves the Minutes for February 13, 2014 as modified and the Minutes for March 20, 2014 as presented." Unanimously approved.

4. TREASURER'S REPORT – February and March 2014

After discussion, Motion Davis; 2nd Payne: "The WBIA Directors hereby approves the Treasures Reports for February and March 2014 as submitted." Unanimously approved.

5. OLD BUSINESS - None
6. NEW BUSINESS

A. Presentation from LAWA re Northside Landuse Plan Update EIR

LAWA Representative Lisa Trifiletti presented an overview of the Northside Landuse Plan Update and the Draft EIR Review, which was currently being conducted. She is encouraging all participants in the process of developing the Updated Plan to respond to the EIR with their comments. MBIA Board members engaged in an extensive discussion with questions and answers about the Plan and the EIR Process. By consensus the Board requested the Executive Director to prepare a letter of support for the Plan as presented and encouraged the City and LAWA to adopt and implement it as soon as possible.

B. Report From PATH re Recent Activities in the BID

Thomasz Babiszkiawicz, representing PATH, provided a report to the WBIA regarding recent PATH activities in the BID area.

Board Members engaged in discussion with questions and answers and by consensus approved the report.

C. Presentation of WTC BID Budget / Cash Flow Report

Executive Director Duckworth presented the Expenditure Cash Flow Report for 2014 dated May 15. That document projects a carryover of approximately \$ 84,920 at the end of the year and provides for a contribution to PATH and the resumption of the Local Thunder business promotion project.

After discussion, Motion Payne; 2nd Lemmon: "The WBIA Directors hereby approves the Expenditure Cash Flow Report for 2014 dated May 15 as presented." Unanimously approved.

D. Recommendation to Approve WTC BID Assessment Roll for 2015 with CPI Increase.

In follow up to the previous item, the Executive Director recommended approval of a CPI increase of 1% for all Westchester Town Center BID assessments effective January 1, 2015.

After discussion, Motion Lemon; 2nd Payne: "The WBIA Directors hereby approves a 1% CPI assessment increase for the January 1, 2015 as recommended by the Executive Director; and, authorizes him to file this action with the City Clerk." Unanimously approved.

7. REPORT FROM EXECUTIVE DIRECTOR

8. BOARD MEMBER COMMENTS

9. NEXT MEETING – Thursday, June 19, 2014 @ 10:00 AM

10. ADJOURNMENT

12:00 PM

Meeting adjourned at 11:55 AM.